

Connecticut Department of Energy and Environmental Protection License*

Structures, Dredging & Fill Permit

Licensee(s): Rooke Realty, LLC,
c/o Gary Rooke

Licensee Address(s): 654 Tolland Street
East Hartford, CT 06108

License Number(s): 202309668-SDF

Municipality: Town of Chester

Project Description: Construct a fixed pile and timber pier, ramp and floating dock for private recreational boating use.

Project Address/Location: Dock Road

Waters: Chester Creek/Connecticut River

Authorizing CT Statute(s) and/or Federal Law: CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112

Applicable Regulations of CT State Agencies:

Agency Contact: Land & Water Resources Division,
Bureau of Water Protection & Land Reuse, 860-424-3019

License Expiration: Five (5) years from the date of issuance of this license.

Project Site Plan Set: Seven (7) sheets of plans titled "New Dock Project" prepared by Coastline Consulting & Development, LLC dated May 13, 2025.

License Enclosures: LWRD General Conditions; Land Record Filing; LWRD Work Commencement Form; LWRD Compliance Certification Form; Site Plan Set

*Connecticut's Uniform Administrative Procedure Act defines License to include, "the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . ."

Authorized Activities:

The Licensee is hereby authorized to conduct the following work as described in application # 202309668-SDF and as depicted on any site plan sheets / sets cited herein:

1. using water-based equipment, install a 4' wide by 37½' long fixed pile and timber pier with open-grate decking with a top of deck elevation of +6.1' NAVD88, a 3' wide by 25' long access ramp, a 5' wide by 6' long ramp landing float, a 6' wide by 16.7' long floating dock oriented parallel to shore secured with four (4) float restraint piles and two (2) tie-off piles located on the east and west side of the floating dock.

Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee's contractor(s) to enforcement actions and penalties as provided by law.

This license is subject to the following Terms and Conditions:

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. This License does not authorize or retain any other structures shown on the existing and proposed condition plans attached herein, with the exception of the activities described in the **Authorized Activities**, above.
3. Prior to the commencement of the work authorized herein, the Licensee shall flag the existing tidal wetland vegetation located along the shoreline. Such tidal wetland vegetation shall be avoided during the work authorized herein and no materials or equipment shall be staged or stored in this area.
4. The Licensee shall not stage equipment or materials on the sand flat located on the eastern side of the subject property to avoid populations of Woolly beach-heather (*Hudsonia tomentosa*).
5. All pile driving and pile extraction authorized herein is prohibited between April 1st through June 30th, inclusive, of any calendar to protect diadromous finfish unless otherwise authorized in writing by the Commissioner.
6. The Licensee shall install and maintain the open-grate decking authorized herein for the life of the structure.
7. All work authorized herein shall be conducted using water-based equipment. At no time shall any barge or vessel utilized in the execution of the work authorized herein be stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any barge associated with the work authorized herein is grounded, no dragging or prop dredging shall occur to free the barge. The barge must wait for the next high-water event to be removed from the substrate. It shall not be a defense to this provision for the Licensee to assert that it has no control over the operation of the barge.
8. All waste material generated by the performance of the work authorized herein shall be placed by the Licensee at an upland site approved for the placement of such waste material, as applicable. The Licensee shall not allow any waste to enter Chester Creek/Connecticut River.

9. The issuance of this permit does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

Date

Graham J. Stevens
Bureau Chief
Bureau of Water Protection & Land Reuse



LWRD General Conditions

- 1. Land Record Filing (for *Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only*).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to DEEP.LWRDRegulatory@ct.gov no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.
- 2. Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.
- 3. Work Commencement¹.** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to DEEP.LWRDRegulatory@ct.gov, on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
 - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
 - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.
- 4. For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.
- 5. Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not

¹ The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means “wetland” as defined by section 22a-29 and “freshwater wetlands and watercourses” means “wetlands” and “watercourses” as defined by section 22a-38.

- 6. Management of Materials.** Any materials removed from the site shall be managed in accordance with all federal, state, and local requirements, including Chapter 446K Water Pollution Control, Chapter 445 Hazardous Waste, and Chapter 446d Solid Waste of the Connecticut General Statutes.
- 7. Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:
 - Unconfined instream work is limited to the period June 1 through September 30.
 - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
 - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
 - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
- 8. For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee's Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee's responsibility to obtain such warnings when flooding is anticipated.
- 9. Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation's ConnDOT Drainage Manual*, as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.
- 10. Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and

managed in a manner which prevents additional impacts to wetlands and watercourses.

- 11. Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, “pollution” means “pollution” as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sediment Control* as revised, *2004 Connecticut Stormwater Quality Manual*, Department of Transportation’s *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.
- 12. In-Water Work Vessel Staging and Storage. (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** For any barge, vessel, skiff or floating work platform (“work vessels”) utilized in the execution of the work authorized herein, the Licensee shall ensure that such work vessels:
- do not rest on, or come in contact with, the substrate at any time, unless specifically authorized in the license.
 - are not stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any work vessel is grounded, no dragging or prop dredging shall occur to free it.
- 13. Work Site Restoration.** Upon completion of any authorized work, the Licensee shall restore all areas temporarily impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.
- 14. Inspection.** The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.
- 15. Change of Use. (Applies only if a use is specified within the License “Project Description”)**
- a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.
 - b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.
- 16. De Minimis Alteration.** The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change

to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

17. Extension Request. The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to DEEP.LWRDRegulatory@ct.gov at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. The Commissioner may extend the expiration date of this license for a period of up to one year, in order for the Licensee to complete the authorized activities. It shall be at the Commissioner's sole discretion to grant or deny such request. No more than three (3) one-year extensions will be granted under this license.

18. Compliance Certification². Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to DEEP.LWRDRegulatory@ct.gov, the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.

19. Maintenance. The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

20. No Work After License Expiration. Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

21. License Transfer. The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

22. Document Submission. Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

DEEP.LWRDRegulatory@ct.gov or

² The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

Regulatory Section
Land & Water Resources Division
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106-5127
860-424-3019

- 23. Date of Document Submission.** The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word “day” as used in the license means calendar day. Any document or action which is required by the license to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.
- 24. Certification of Documents.** Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: “I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense.”
- 25. Accuracy of Documentation.** In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee’s representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.
- 26. Limits of Liability.** In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee’s application. Neither the Licensee’s representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
- 27. Reporting of Violations.** In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or

of any document incorporated into the license, the Licensee shall immediately notify the agency contact specified within the license and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the agency contact, the Licensee shall provide, for the agency's review and written approval, a report including the following information:

- a. the provision(s) of the license that has been violated;
- b. the date and time the violation(s) was first observed and by whom;
- c. the cause of the violation(s), if known;
- d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
- e. if the violation(s) has not ceased, the anticipated date when it will be corrected;
- f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
- g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

28. Revocation/Suspension/Modification. The license may be revoked, suspended, or modified in accordance with applicable law.

29. Other Required Approvals. License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.

30. Rights. The license is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.

31. Condition Conflicts. In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.



LWRD Work Commencement Form

To: DEEP.LWRDRegulatory@ct.gov or
Regulatory Section
Department of Energy and Environmental Protection
Land & Water Resources Division
79 Elm Street
Hartford, CT 06106-5127

Licensee Name: _____

Municipality in which the project is occurring: _____

DEEP License No(s): _____

CONTRACTOR(s):

1 Name: _____
Address: _____
Telephone: _____
E-mail: _____

2 Name: _____
Address: _____
Telephone: _____
E-mail: _____

3 Name: _____
Address: _____

Date Contractor(s) received a copy
of the license and approved plans: _____

EXPECTED DATE OF COMMENCEMENT OF WORK: _____

EXPECTED DATE OF COMPLETION OF WORK: _____

LICENSEE: _____
(Signature) (Date)



Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

1. Licensee Name: _____ DEEP License Number(s): _____ Municipality in which project is occurring: _____	
2. Check one: (a) <input type="checkbox"/> "I certify that the final site conditions and / or structures are in general conformance with the approved site plans". Identify and describe any deviations and attach to this form. (b) <input type="checkbox"/> "The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed "as-built" plans note the modifications".	
3. "I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law."	
_____ Signature of Licensee	_____ Date
_____ Name of Licensee (print or type)	
_____ Signature of CT-Licensed Design Professional	_____ Date
_____ Name of CT-Licensed Design Professional (print or type)	
_____ Professional License Number (if applicable)	Affix Stamp Here <div style="border: 1px solid black; width: 200px; height: 150px; display: flex; align-items: center; justify-content: center;">[Stamp Area]</div>
<ul style="list-style-type: none">As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut.The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance. <p>Submit this completed form to : DEEP.LWRDRegulatory@ct.gov or Regulatory Section Department of Energy and Environmental Protection Land & Water Resources Division 79 Elm Street Hartford, CT 06106-5127</p>	

NEW DOCK PROJECT

ROOKE REALTY, LLC
CHESTER, CONNECTICUT

DRAWING LIST

SHEET NO.	SHEET TITLE	ORIGINAL DATE	REVISION DATE	NOTES
1 OF 7	TITLE SHEET	5-13-2025		
2 OF 7	USGS TOPOGRAPHIC QUADRANGLE MAP	5-13-2025		
3 OF 7	TAX ASSESSOR'S MAP	5-13-2025		
4 OF 7	SHEET INDEX MAP	5-13-2025		
5 OF 7	EXISTING CONDITIONS PLAN	5-13-2025		
6 OF 7	PROPOSED CONDITIONS PLAN	5-13-2025		
7 OF 7	ELEVATION A	5-13-2025		

PROJECT NOTES

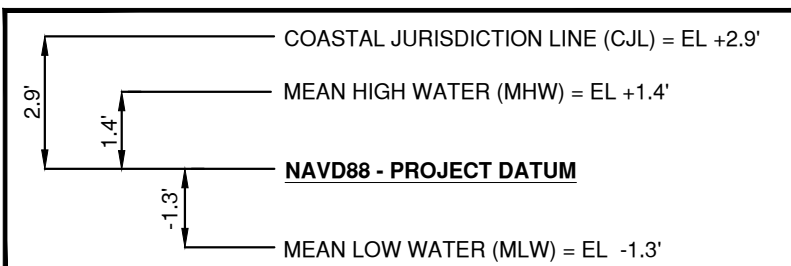
- REFERENCE IS MADE TO THE FOLLOWING:
 - "TOPOGRAPHIC SURVEY & HYDROGRAPHIC SURVEY, ROOKE REALTY, LLC, DOCK ROAD, ASSESSOR LOT #187, CHESTER, CONNECTICUT", SURVEY DATED JUNE 28, 2023, SCALE 1" = 40', PREPARED BY COASTLINE CONSULTING & DEVELOPMENT, LLC (TIMOTHY MCCARTHY CERTIFIED HYDROGRAPHER, Cert No. 296) AND CERTIFIED TO CLASS T-2 STANDARDS OF ACCURACY BY JAMES NAGLE, L.S., LIC. NO. 15195 (EXCLUSIVE OF SOUNDINGS).
- BENCHMARK, TIDE LINES, UPLAND ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CJL (COASTAL JURISDICTION LINE) ELEVATION OF 2.9' NAVD88 IS THE VALUE FOR CHESTER, CT AS ESTABLISHED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
- A SUBMERGED AQUATIC VEGETATION SURVEY WAS CONDUCTED ON JUNE 18, 2024 BY COASTLINE CONSULTING & DEVELOPMENT, LLC. THE TECHNIQUES USED TO PERFORM THE SURVEY MEET OR EXCEED THE GUIDANCE GIVEN BY "SUBMERGED AQUATIC VEGETATION SURVEY GUIDANCE FOR THE NEW ENGLAND REGION", PREPARED BY THE ARMY CORPS OF ENGINEERS, JOINT FEDERAL AGENCY, DATED AUGUST 11, 2016, FOR A TIER 1 SURVEY.

GENERAL NOTES

- THESE DRAWINGS WERE PREPARED FROM RECORDED RESEARCH, FIELD OBSERVATIONS, DRAWINGS NOTED HEREON, AND OTHER SOURCES.
- THESE DRAWINGS ARE FOR PLANNING AND PERMITTING PURPOSES ONLY AND NOT INTENDED FOR STRUCTURAL DESIGN, BID DOCUMENTS, OR CONSTRUCTION.
- THE FEMA FLOOD LINES ARE DIGITIZED FROM FEMA FLOOD MAPS, SHOWN TO SATISFY PERMIT REQUIREMENTS, AND NOT INTENDED FOR INSURANCE OR ELEVATION CERTIFICATE PURPOSES. BASE FLOOD ELEVATIONS ARE IN NAVD88.
- SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS AS PER THE RECORD MAY APPEAR. ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING & DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455.



TIDAL DATUM PLANE



Coastline Consulting & Development
57-B East Industrial Road, Branford, CT 06405
(203) 433-4486

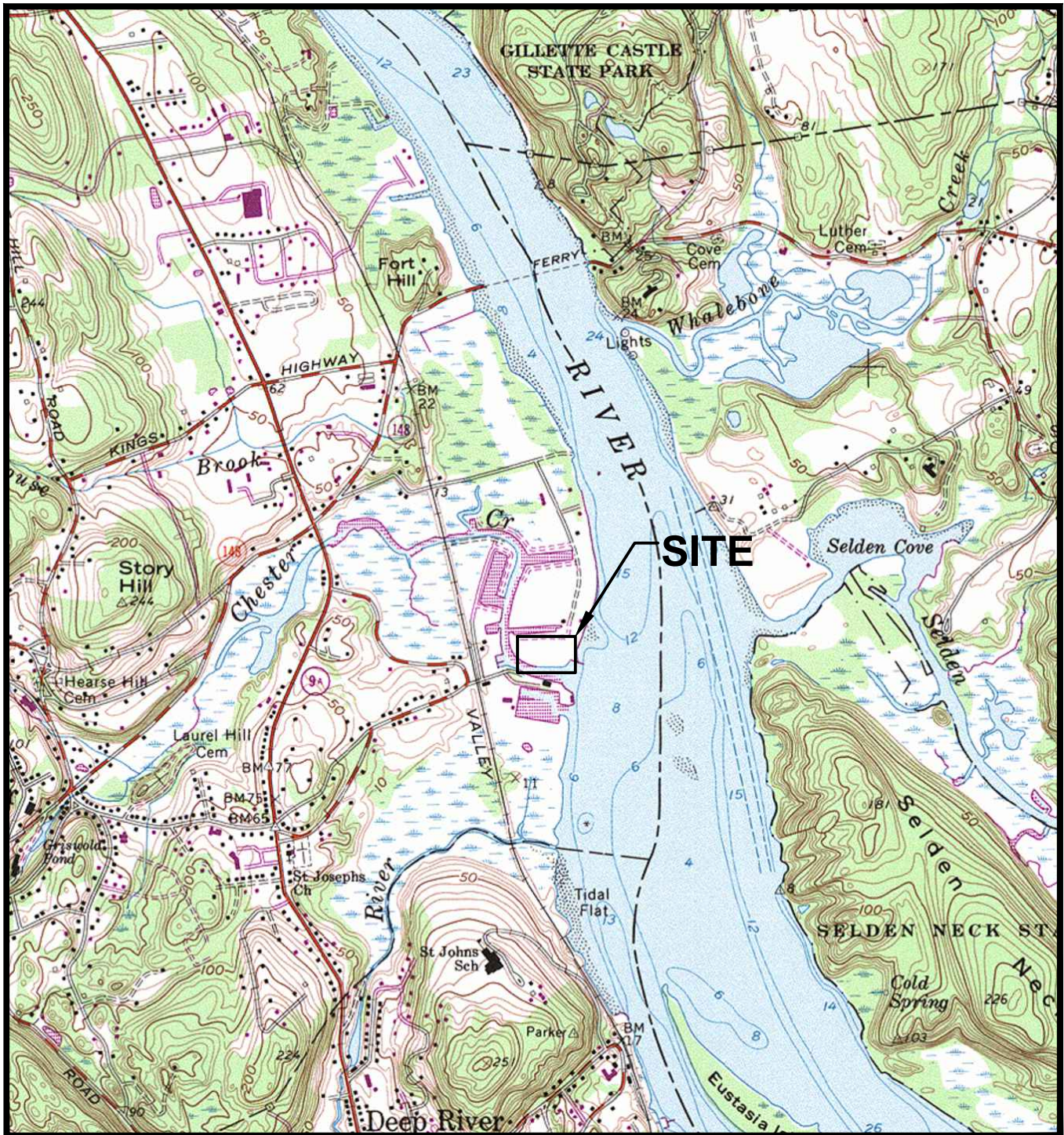
TITLE SHEET
NEW DOCK PROJECT

ROOKE REALTY, LLC
DOCK ROAD (ASSESSOR LOT #187)
CHESTER, CONNECTICUT

5-13-2025

JOB NO. 23-073

SHEET 1 OF 7



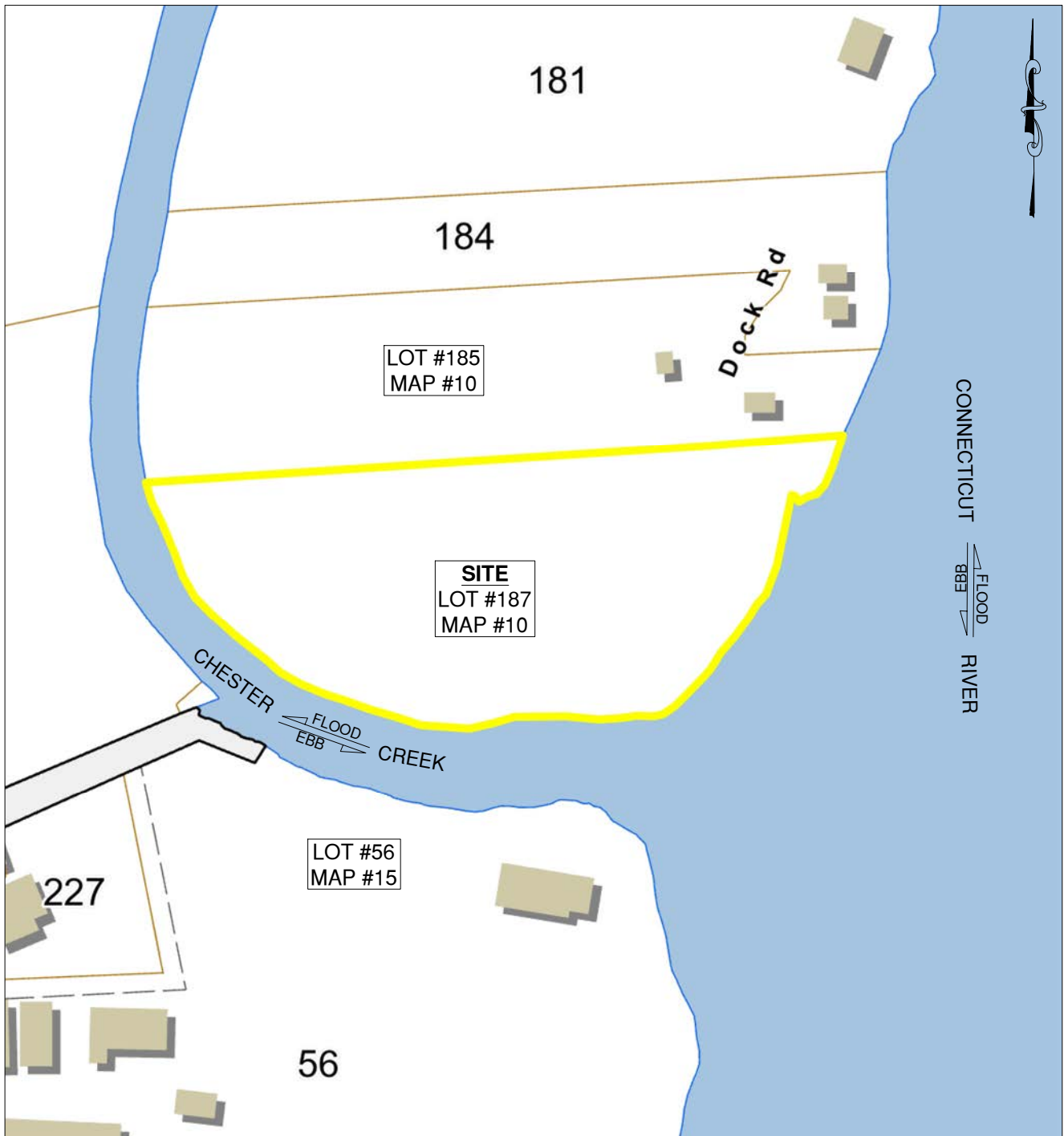
Coastline Consulting & Development
 57-B East Industrial Road, Branford, CT 06405
 (203) 433-4486

USGS TOPOGRAPHIC QUADRANGLE MAP
 NEW DOCK PROJECT

ROOKE REALTY, LLC
 DOCK ROAD (ASSESSOR LOT #187)
 CHESTER, CONNECTICUT

MAP TAKEN FROM TOPO, INC., 7.5 MINUTE USGS TOPOGRAPHIC MAPS OF THE CHESTER, CONNECTICUT QUADRANGLE, 1960 (PHOTO INSPECTED 1976, PHOTO REVISED 1984).

5-13-2025 SCALE: 1 = 24,000 SHEET 2 OF 7



ADJACENT WATERSIDE PROPERTY OWNERS				
LOT #	MAP #	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
#185	#10	SPRINGFIELD YACHT & CANOE CLUB	68 DOCK ROAD CHESTER, CT 06412	1210 RIVER ROAD AGAWAM, CT 01001
#56	#15	CHESTER POINT REAL ESTATE, LLC	72 RAILROAD AVENUE CHESTER, CT 06412	3 ESSEX SQUARE UNIT 7 ESSEX, CT 06426



REFERENCE IS MADE TO CHESTER TAX ASSESSOR'S MAP #10 & #15.

Coastline Consulting & Development
 57-B East Industrial Road, Branford, CT 06405
 (203) 433-4486

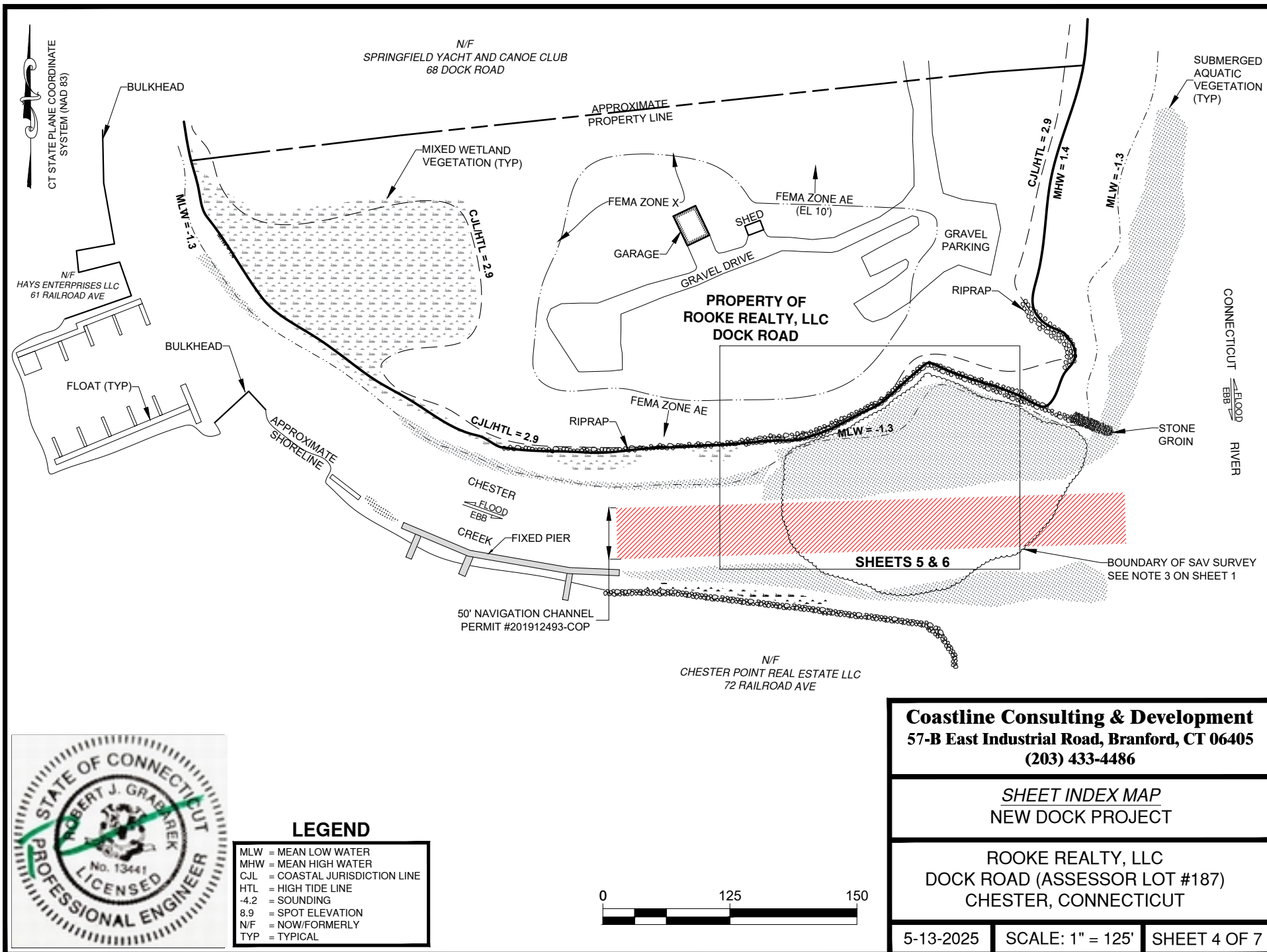
TAX ASSESSOR'S MAP
 NEW DOCK PROJECT

ROOKE REALTY, LLC
 DOCK ROAD (ASSESSOR LOT #187)
 CHESTER, CONNECTICUT

5-13-2025

SCALE: 1" = 200'

SHEET 3 OF 7



Coastline Consulting & Development
57-B East Industrial Road, Branford, CT 06405
(203) 433-4486

SHEET INDEX MAP
NEW DOCK PROJECT

ROOKE REALTY, LLC
DOCK ROAD (ASSESSOR LOT #187)
CHESTER, CONNECTICUT

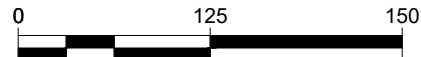
5-13-2025

SCALE: 1" = 125'

SHEET 4 OF 7

LEGEND

MLW = MEAN LOW WATER
MHW = MEAN HIGH WATER
CJL = COASTAL JURISDICTION LINE
HTL = HIGH TIDE LINE
-4.2 = SOUNDING
8.9 = SPOT ELEVATION
N/F = NOW/FORMERLY
TYP = TYPICAL



CT STATE PLANE COORDINATE
SYSTEM (NAD 83)

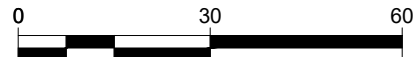
PROPERTY OF
ROOKE REALTY, LLC
DOCK ROAD

RIPRAP
PERMIT #SD-78127

MIXED SAV SPECIES
HIGH DENSITY
WATERTHyme *Hydrilla verticillata*
MEDIUM DENSITY
EELGRASS *Vallisneria americana*
WATERMILFOIL *Myriophyllum spicatum*
SPORADIC
WATER CHESNUT *Trapa natans*

MIXED WETLAND
VEGETATION (TYP)

50' NAVIGATION CHANNEL
PERMIT #201912493-COP



Coastline Consulting & Development
57-B East Industrial Road, Branford, CT 06405
(203) 433-4486

EXISTING CONDITIONS PLAN
NEW DOCK PROJECT

ROOKE REALTY, LLC
DOCK ROAD (ASSESSOR LOT #187)
CHESTER, CONNECTICUT

5-13-2025

SCALE: 1" = 30'

SHEET 5 OF 7



CT STATE PLANE COORDINATE
SYSTEM (NAD 83)

PROPERTY OF
ROOKE REALTY, LLC
DOCK ROAD

RIPRAP
PERMIT #SD-78127

MIXED SAV SPECIES
HIGH DENSITY
WATERTHyme *Hydrilla verticillata*
MEDIUM DENSITY
EELGRASS *Vallisneria spiralis*
WATERMILFOIL *Myriophyllum spicatum*
SPORADIC
WATER CHESNUT *Trapa natans*

PROPOSED 4' x 37.5"
FIXED PIER WITH OPEN
GRATE DECKING
TOP EL. 6.1

PROPOSED
TIMBER
PILE (TYP)

PROPOSED
3' x 25' RAMP

PROPOSED 5' x 6' (30 ft²)
LANDING FLOAT

PROPOSED 6' x 16.7' (100 ft²)
FLOATING DOCK

PROPOSED TIE-OFF
PILE (TYP)

50' NAVIGATION CHANNEL
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PROPOSED CONDITIONS PLAN
NEW DOCK PROJECT

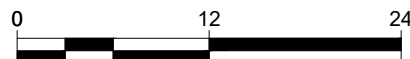
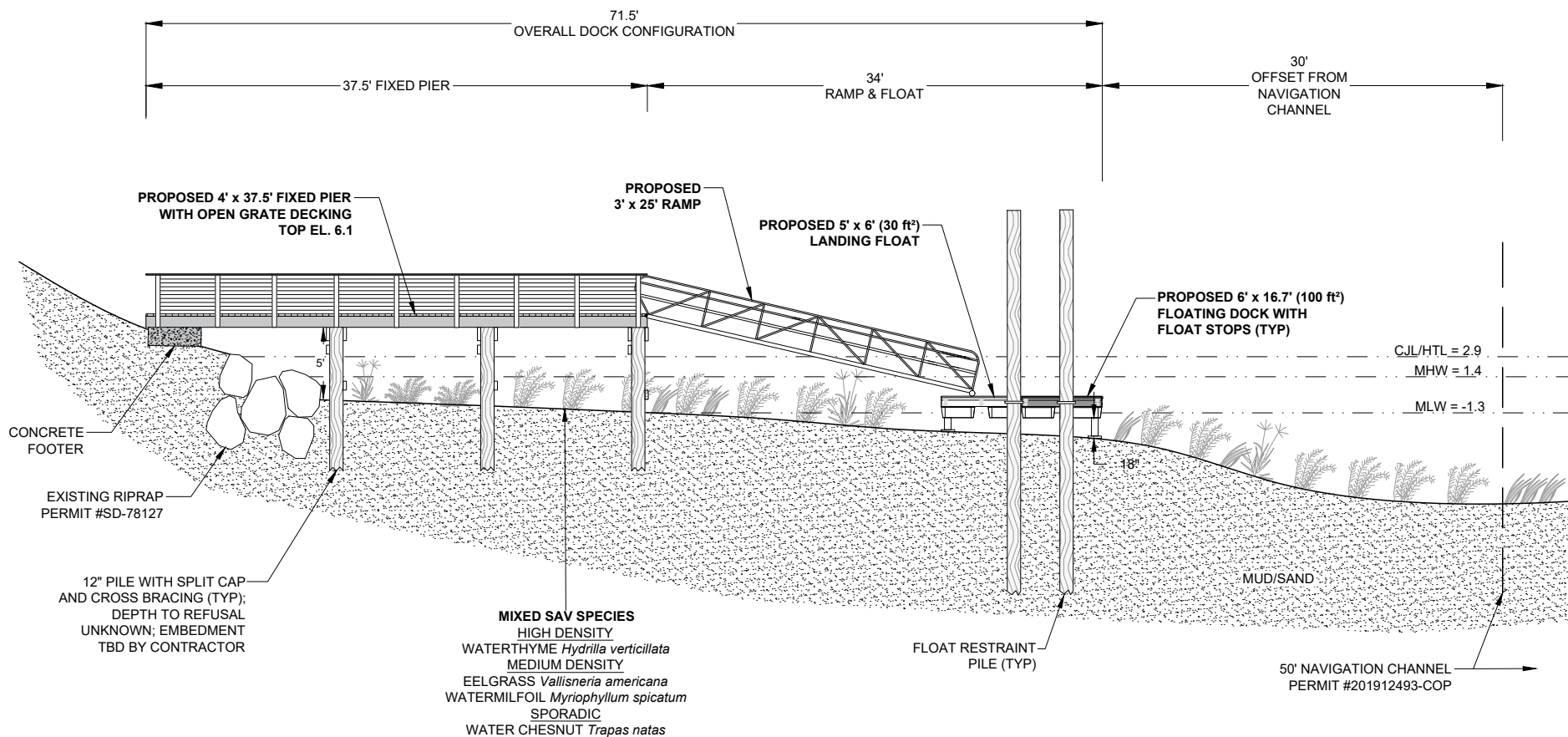
ROOKE REALTY, LLC
DOCK ROAD (ASSESSOR LOT #187)
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SCALE: 1" = 30'

SHEET 6 OF 7





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ELEVATION A
 NEW DOCK PROJECT

ROOKE REALTY, LLC
 DOCK ROAD (ASSESSOR LOT #187)
 CHESTER, CONNECTICUT

5-13-2025

SCALE: 1" = 12'

SHEET 7 OF 7